



Castles

BEECHWOOD PARK
Felden, Hemel Hempstead HP3 0DY

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O.I.E.O £950,000
(Freehold)

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A beautifully presented, 4 bedroom detached residence situated in a prime location.



Presented in good order throughout, the ground floor hosts a dual aspect lounge with feature fireplace. The extended kitchen has been designed with comfort in mind. The extension is currently used as an additional sitting room, which is flooded with natural light and looks out to the rear garden. There is another reception room to the front of the property, which is currently used as a dining room, but with the nature of the flexible layout, this could be used as an office or snug.

To the first floor, four bedrooms can be found, all of which are good sized double rooms. The principal bedroom includes built-in wardrobes and an en-suite. The remaining bedrooms are serviced by the modern fitted family bathroom.

Specifications

- EXTENDED DETACHED
- 4 BEDROOMS
- 2 RECEPTIONS
- DOWNSTAIRS W/C
- EN-SUITE TO MASTER
- DOUBLE GARAGE
- OFF ROAD PARKING
- PRIME LOCATION
- BEAUTIFULLY PRESENTED

This property is within a popular location and situated in a prime residential area with a plethora of excellent schools, transport, restaurants, supermarkets, leisure facilities and much more.

It is a highly desirable area offering an established local community and convenience of easy transport links to the city. It is within close driving distance to the M1 and M25 and a short distance to Hemel Hempstead, Berkhamsted and Tring train stations and the North-west London and North Circular is a 25-minute drive.

Other features include solid oak flooring throughout, ground floor w/c, double garage and driveway parking for two cars.

Direct links in and out of central London are straightforward while local bus services travel regularly around the local vicinity. Education is well catered for, including a variety of primary schools such as Boxmoor, Pixies Hill and Chaulden, with secondary education well catered for thanks to the nearby Hemel Hempstead School.







A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

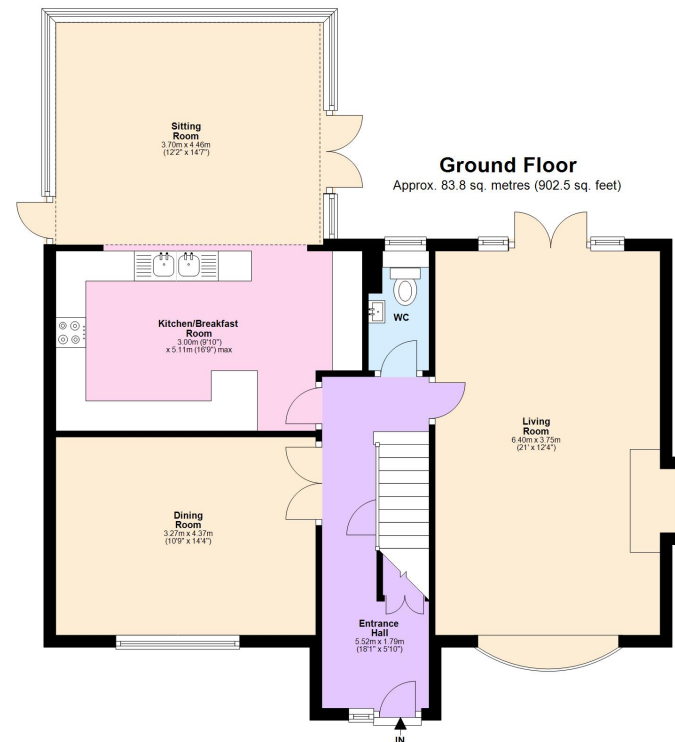
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

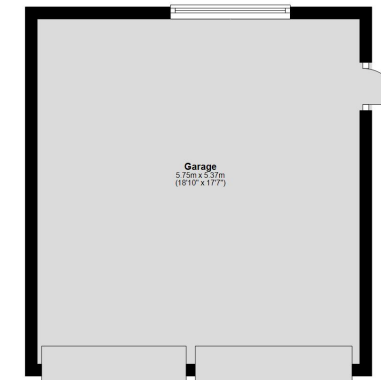
Tenure: Freehold

Council Tax Band: G

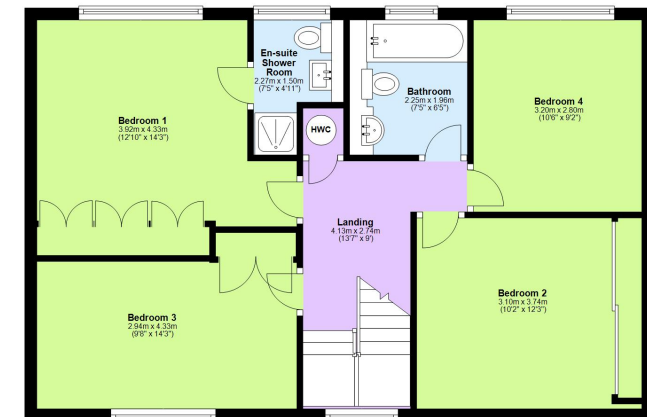
EPC Rating: D



Outbuilding
Approx. 30.9 sq. metres (332.3 sq. feet)



First Floor
Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 179.6 sq. metres (1933.2 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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